



NEW RETAIL DEVELOPMENT IN CROSBY

# Retail For Lease

## Up to 4,650 SF End Cap

13923 FM 2100, CROSBY, TX 77532

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90

TSC TRACTOR SUPPLY CO

43,761 VPD



32,289 VPD

Subject Property



FM 2100

McKinney Ln



13923 FM 2100  
CROSBY, TX 77532



REDEVELOPMENT:  
FUTURE SHOPPING  
CENTER ALONG  
FM 2100



UNDER-SERVED  
MARKET WITH  
STRONG QSR  
& RETAIL SALES

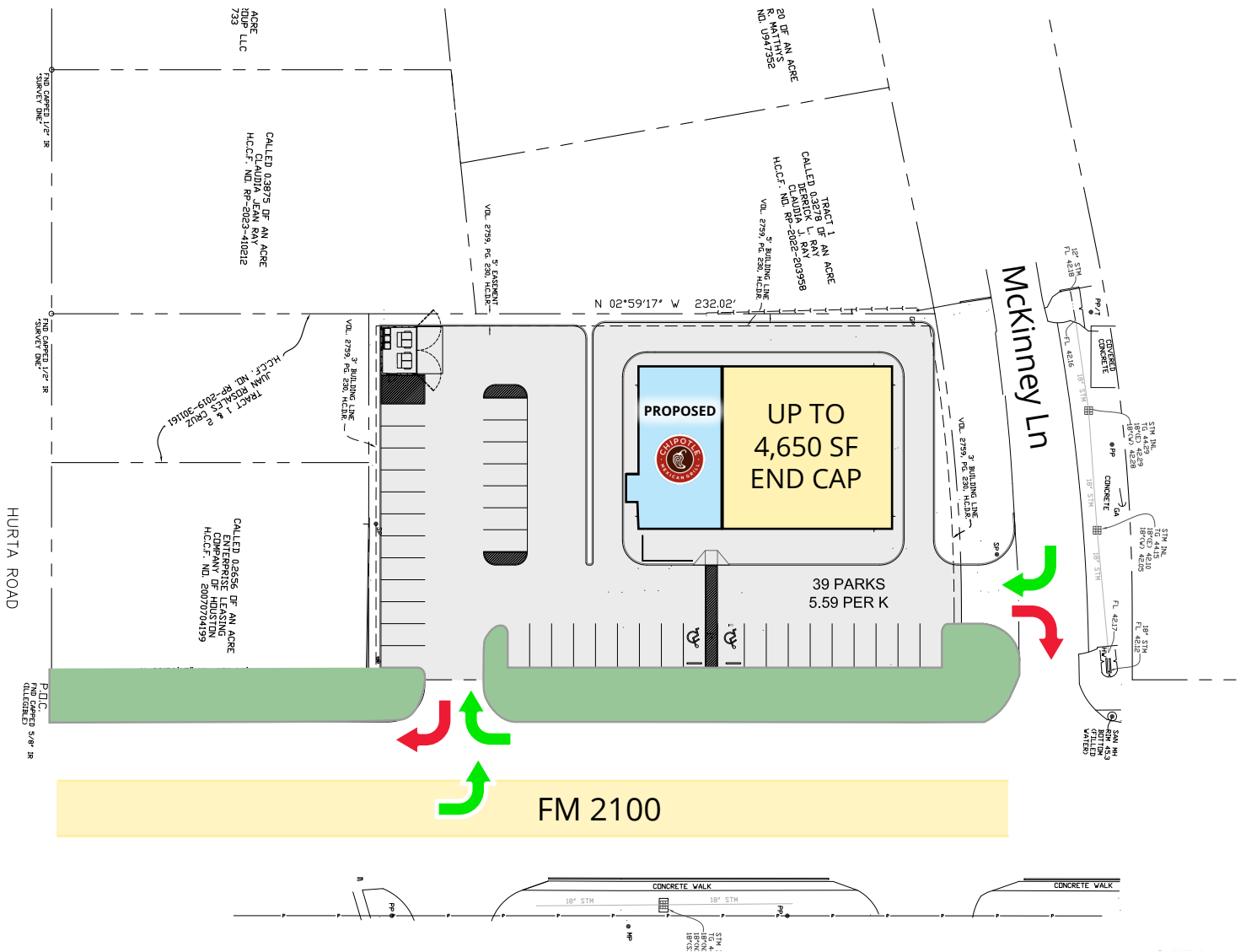


UP TO 4,650 SF  
END CAP



EASY ACCESS FROM  
U.S. HIGHWAY 90

# Property Survey



Walmart

ALDI

Walgreens

DOLLAR TREE

Auto Zone

ALDI

Chick-fil-A

BURGER KING

stellar BANK

DQ

FM 2100

Subject Property

32,289 VPD

LA MICHOGACANA SUPERMARKET

SMOOTHIE KING

planet fitness

SUBWAY

T Mobile

Jack in the box



# Demographic Summary Report

13923 FM 2100 Rd, Crosby, Texas, 77532

Prepared by Colliers  
 Latitude: 29.889525  
 Longitude: -95.063327

	1 mile radius	3 mile radius	5 mile radius
<b>Population Summary</b>			
2000 Total Population	1,222	10,243	22,259
2010 Total Population	1,314	13,649	27,999
2023 Total Population	2,014	20,851	38,702
2023 Group Quarters	1	18	41
2028 Total Population	2,397	22,242	42,799
2023-2028 Annual Rate (CAGR)	3.54%	1.30%	2.03%
2000 to 2010 Population Change	7.5%	33.3%	25.8%
2000 to 2023 Population Change	64.8%	103.6%	73.9%
2010 to 2028 Population Change	82.4%	63.0%	52.9%
2023 to 2028 Population Change	19.0%	6.7%	10.6%
2023 Total Daytime Population	3,157	19,097	32,830
Workers	2,109	7,664	11,482
Residents	1,048	11,433	21,348
2023 Workers % of Daytime Population	66.8%	40.1%	35.0%
2023 Residents % of Daytime Population	33.2%	59.9%	65.0%
<b>Household Summary</b>			
2000 Households	437	3,694	7,793
2010 Households	460	4,757	9,607
2023 Households	722	7,050	13,057
2023 Average Household Size	2.79	2.96	2.96
2028 Households	876	7,565	14,424
2023-2028 Annual Rate	3.94%	1.42%	2.01%
2000 to 2010 Household Change	5.3%	28.8%	23.3%
2000 to 2023 Household Change	65.2%	90.9%	67.5%
2010 to 2028 Household Change	90.4%	59.0%	50.1%
2023 to 2028 Household Change	21.3%	7.3%	10.5%
2010 Families	344	3,671	7,457
2023 Families	525	5,304	9,905
2028 Families	638	5,695	10,948
2023-2028 Annual Rate	3.98%	1.43%	2.02%
<b>Housing Unit Summary</b>			
2023 Housing Units	769	7,498	13,928
Owner Occupied Housing Units	66.1%	75.2%	78.7%
Renter Occupied Housing Units	33.9%	24.8%	21.3%
Vacant Housing Units	6.1%	6.0%	6.3%
<b>Owner Occupied Median Home Value</b>			
2023 Median Home Value	\$261,381	\$244,105	\$239,885
2028 Median Home Value	\$323,214	\$284,062	\$284,861
<b>Income</b>			
2023 Per Capita Income	\$25,045	\$33,670	\$32,258
2023 Median Household Income	\$48,184	\$76,008	\$70,476
2023 Average Household Income	\$71,786	\$100,713	\$96,159
Household Income Base	722	7,050	13,057
<\$15,000	10.5%	8.6%	7.9%
\$15,000 - \$24,999	8.3%	7.4%	7.2%
\$25,000 - \$34,999	19.8%	8.4%	9.5%
\$35,000 - \$49,999	12.6%	10.4%	9.9%
\$50,000 - \$74,999	17.0%	14.7%	18.0%
\$75,000 - \$99,999	7.8%	11.5%	12.5%
\$100,000 - \$149,999	12.3%	20.9%	19.5%
\$150,000 - \$199,999	10.0%	10.4%	8.8%
\$200,000+	1.8%	7.8%	6.9%



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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all other, including the broker's own interest;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent/

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyers/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH – INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinion and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - That the owner will accept a price less than the written asking price;
  - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISHED:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposed. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date